

## **PROPERTY AUCTION**

The tax collector of the City of Hartford has levied upon the following properties in Hartford and slated them for public auction to satisfy delinquent taxes and charges under C.G.S. § 12-157. Volume and page numbers refer to the City's land records; Maps refer to the City's assessment maps. Unless paid, these properties will be auctioned in "as is" condition at 10:00 a.m. on April 26, 2019 at the Hartford Public Library, 500 Main Street, Hartford CT 06103.

37-39 Nelson Street (Volume 2192 Pages 158 and 245) owned by 37-39 Nelson Street Co-operative Corporation, Inc., owing \$128,914.30. U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; the Connecticut Department of Housing; and the Connecticut Housing Finance Authority may have interests which will be extinguished by the sale.

15 Marshall Street (Volume 6860 Page 261) owned by 55 Market Street, LLC, owing \$30,448.68. Randall Paquette; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC may have interests which will be extinguished by the sale.

88-90 Nelson Street (Volume 5776 Page 313) owned by 88 Nelson Realty, LLC, owing \$99,212.31. American Tax Funding LLC; S.A.F.E., LLC; Lienclear-0001, LLC; Regent Bank; Neff Companies, LLC d/b/a REI Holdings; TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1 may have interests which will be extinguished by the sale.

188 Capen Street (Volume 7258 Page 335) owned by Norma Y. Aparicio, owing \$37,462.51. Alfredo Tirado a/k/a Freddy Tirado; Joyce V. Aparicio, Trustee; Seymour N. Poles; Bank of America, N.A. as successor to The Connecticut National Bank and The Connecticut Bank and Trust Company, N.A.; New Britain General Hospital; the Connecticut Department of Labor; and the Connecticut Department of Revenue Services may have interests which will be extinguished by the sale.

194 Capen Street (Volume 6947 Page 278) owned by Norma Y. Aparicio, owing \$55,428.66. Joyce V. Aparicio, Trustee; Seymour N. Poles; Bank of America, N.A. as successor to The Connecticut National Bank and The Connecticut Bank and Trust Company, N.A.; New Britain General Hospital; the Connecticut Department of Labor; and the Connecticut Department of Revenue Services may have interests which will be extinguished by the sale.

53 Benton Street (Volume 6606 Page 69) owned by The Arnold Group LLC or its successor TAG Constructors, LLC, owing \$15,278.26. U.S. Bank, Custodian; TLF National Tax Lien Trust 2017-1; Propel Financial 1, LLC; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

3364H Main Street (Volume 2380 Page 303) owned by B Lessing Enterprises LLC a/k/a B Leasing Enterprises LLC, owing \$38,557.60. Propel Financial 1, LLC; U.S. Bank, Custodian; PFS Financial 1, LLC; TLF National Tax Lien Trust 2017-1; and Bank of America, N.A. as successor to Bank of Boston Connecticut may have interests which will be extinguished by the sale.

55-57 Russ Street (Volume 6853 Page 285) owned by Bridgeport Funding Alliance LLC, owing \$306,495.05.

151 Brook Street (Volume 6454 Page 273) owned by Brook Mather, LLC, owing \$71,888.12. American Tax Funding, LLC; Neff Companies, LLC d/b/a REI Holdings; 1818 Brucha, LLC; S.A.F.E., LLC; Y&E Properties, LLC; BSD Group, LLC; Jacob Unger; and Mitzvah Associates, LLC may have interests which will be extinguished by the sale.

11-15 Sherman Street (Volume 3890 Page 129) owned by Colonial Theater Renaissance Corporation, owing \$28,887.98. TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; American Tax Funding, LLC; U.S. Bank, Custodian; Propel Financial 1, LLC; Plymouth Park Tax Services LLC d/b/a XSPAND; Albemarle West End Limited Partnership; Hartford Economic Development Corporation; and the Connecticut Department of Economic and Community Development may have interests which will be extinguished by the sale.

488-492 Farmington Avenue (Volume 3890 Page 126) owned by Colonial Theater Renaissance Corporation, owing \$266,970.75. Neff Companies, LLC d/b/a REI Holdings; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; American Tax Funding, LLC; Optimum Asset Management, LLC; U.S. Bank, Custodian; Propel Financial 1, LLC; Hartford Economic Development Corporation; and the Connecticut Department of Economic and Community Development may have interests which will be extinguished by the sale.

471-473 Garden Street (Volume 7015 Page 82) owned by Jovan Cooper and Clauroge Murat, owing \$64,854.39. Optimum Asset Management, LLC; Neff Companies, LLC d/b/a REI Holdings; American Tax Funding, LLC; Sears Mortgage Corporation and Washington Mutual Home Loans, Inc. as its successor; U.S. Bank, Custodian; PFS Financial 1, LLC; TLF National Tax Lien Trust 2017-1; Propel Financial 1, LLC; and Plymouth Park Tax Services LLC may have interests which will be extinguished by the sale.

212-214 Martin Street (Volume 7221 Page 166) owned by Samuel Covington, owing \$67,056.22. American Tax Funding, LLC; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; and the Connecticut Department of Social Services as successor to the Department of Human Resources may have interests which will be extinguished by the sale.

156 Mather Street (Volume 1250 Page 439) owned by Goulbourne Drakes or his Estate, owing \$42,854.44. Gloria Drakes-Brathwaite; Emerson Guy Drakes; Yvette D. Drakes; Webster Bank as successor to Mechanics Savings Bank; Propel Financial 1, LLC; PFS Financial 1, LLC; U.S. Bank, Custodian; American Tax Funding, LLC; REOCO, LLC; TLF National Tax Lien Trust 2017-1; Plymouth Park Tax Services LLC d/b/a XSPAND; ATFH Real Property LLC; Neff Companies, LLC d/b/a REI Holdings; Optimum Asset Management, LLC; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouse and heirs of Goulbourne Drakes may have interests which will be extinguished by the sale.

63-65 Mansfield Street (Volume 7233 Page 188) owned by DTH REO Inc., owing \$18,555.68. National City Mortgage Co. may have interests which will be extinguished by the sale.

228-230 Maple Avenue (Volume 5885 Page 229) owned by Eraway Enterprises, LLC, owing \$60,372.24. KHA CT Multifamily LLC; KHA Trust 2010-1; Equity One, Inc.; Mortgage Electronic Registration Systems, Inc.; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

1587 Main Street, Unit C-1 (Volume 5419 Page 182) owned by Florence, LLC, owing \$27,218.75. U.S. Bank, Custodian; PFS Financial 1, LLC; Jasleni A. Brito; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; and Clay Hill Court Condominium Association, Inc. may have interests which will be extinguished by the sale.

1585 Main Street, Unit C-2 (Volume 6747 Page 321) owned by Florence, LLC, owing \$39,589.85. U.S. Bank, Custodian; PFS Financial 1, LLC; Jasleni A. Brito; Propel Financial 1, LLC; American Tax Funding, LLC; Optimum Asset Management, LLC; Connecticut Department of Revenue Services; TLF National Tax Lien Trust 2017-1; Neff Companies, LLC d/b/a REI Holdings; and Clay Hill Court Condominium Association, Inc. may have interests which will be extinguished by the sale.

740 Windsor Street (Volume 4493 Page 13) owned by the Estate of Abraham L. Giles a/k/a Abraham Giles, owing \$351,156.88. Juanita Giles; TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; Propel Financial 1, LLC; PFS Financial 1, LLC; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouse and heirs of Abraham L. Giles a/k/a Abraham Giles may have interests which will be extinguished by the sale.

208-210 Magnolia Street (Volume 6513 Page 222) owned by Magnolia Development Associates LLC, owing \$32,457.81. E.F. & G. Construction, Inc.; Suncrest, LLC; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; Plymouth Park Tax Services LLC d/b/a XSPAND; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

128-130 Edgewood Street (Volume 6381 Page 306) owned by Stephanie Ann McBride, owing \$39,946.67. Stephen G. McBride a/k/a Stephen McBride and Saint Francis Hospital and Medical Center may have interests which will be extinguished by the sale.

122 Brookfield Street (Volume 7120 Page 226) owned by Neff Companies, LLC d/b/a REI Holdings, owing \$23,600.44. U.S. Bank, Custodian; TLF National Tax Lien Trust 2017-1; Propel Financial 1, LLC; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

36 Essex Street, Unit 1B a/k/a Unit B (Volume 3863 Page 347) owned by Mieczyslaw

Oldziej or his Estate and Wieslawa M. Rozynski, owing \$29,358.57. Eva Marie Oldziej; Mirek Oldziej; Mirosław Marie Oldziej; Wieslawa M. Rozynski; Jadwiga Smolen; American Tax Funding, LLC; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; The Essex Condominium Association, Inc.; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouse and heirs of Mieczysław Oldziej may have interests which will be extinguished by the sale.

2312-2316 Main Street (First Parcel at Volume 6928 Page 122) owned by Cyril S. Persaud a/k/a Cyril B. Persaud, owing \$26,996.54. E&R Realty, LLC; David Bogner; Robert E. Bogner; Kurt W. Bogner; Propel Financial 1, LLC; U.S. Bank, Custodian; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC may have interests which will be extinguished by the sale.

2320-2328 Main Street a/k/a 2326 Main Street (Second Parcel at Volume 6928 Page 122) owned by Cyril S. Persaud a/k/a Cyril B. Persaud, owing \$62,070.80. E&R Realty, LLC; David Bogner; Robert E. Bogner; Kurt W. Bogner; Propel Financial 1, LLC; U.S. Bank, Custodian; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC may have interests which will be extinguished by the sale.

61 Charlotte Street (Volume 6083 Page 129) owned by Residential Rehabilitation, LLC, owing \$26,273.80. Plymouth Park Tax Services LLC d/b/a XSPAND; Jeffrey D. Altman, Trustee of the Jeffrey D. Altman Profit Sharing Plan; TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; Propel Financial 1, LLC; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

22-24 Oakland Terrace (Volume 7162 Page 265) owned by Isaac Alphonso Roberts, owing \$28,932.43. TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; Propel Financial 1, LLC; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

233 Capen Street (Volume 6827 Page 181) owned by Harbhajan Singh a/k/a Harbhajan Singh, owing \$61,389.80. TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1; American Tax Funding, LLC; TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; Plymouth Park Tax Services LLC d/b/a XSPAND; Propel Financial 1, LLC; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

128 Westland Street ("Parcel Two" at Volume 6660 Page 243) owned by Spring River Development Group LLC, owing \$84,351.35. American Tax Funding, LLC and James Johnson d/b/a Johnson Construction Company may have interests which will be extinguished by the sale.

234 Barbour Street ("Parcel Three" at Volume 6660 Page 243) owned by Spring River Development Group LLC, owing \$158,756.52. American Tax Funding, LLC and James Johnson d/b/a Johnson Construction Company may have interests which will be extinguished by the sale.

53-55 Acton Street (Volume 6840 Page 15) owned by Bakari Stepherson, owing

\$39,273.01. TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1; American Tax Funding, LLC; Enfield Gardens LLC; HSBC Bank USA, N.A.; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

49 Annawan Street (Volume 4047 Page 136) owned by SVL Associates, LLC, owing \$83,982.30. TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; and PFS Financial 1, LLC may have interests which will be extinguished by the sale.

18-20 Hamilton Street (Volume 6951 Page 118) owned by Rene Thomas, owing \$38,676.19. TLOA, Inc.; TLOA Acquisitions, LLC a/k/a TLOA Acquisitions, LLC - Series 1; Webster Bank; Farmington Bank; and the Connecticut Department of Revenue Services may have interests which will be extinguished by the sale.

196-198 Homestead Avenue (“First Piece” at Volume 6135 Page 202) owned by Bryon G. Tyrell, Sybil M. Tyrell a/k/a Sybil Tyrell, Ranville Wilfard Thomas, and Agatha May Thomas, owing \$72,007.55. Katherine B. Cerasole or her Estate; Florence B. Difazio or her Estate; Florence B. Difazio or her Estate; Nicholas C. Bonadies or his Estate; Lucille E. Bonadies or her Estate; Dorothy B. Calabrece or her Estate; American Tax Funding, LLC; and Greater Hartford Business Development Corporation, Inc. may have interests which will be extinguished by the sale.

1573 Main Street, Unit C4 (Volume 5961 Page 212) owned by Unoasia CT LLC a/k/a Unoasian CT LLC, owing \$57,338.56. REOCO, LLC; Neff Companies, LLC d/b/a REI Holdings; American Tax Funding, LLC; Optimum Asset Management, LLC; U.S. Bank, Custodian; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; Propel Financial 1, LLC; and Clay Hill Court Condominium Association, Inc. may have interests which will be extinguished by the sale.

18-20 Madison Street (Volume 6366 Page 254) owned by the United States of America, owing \$103,792.85. Family Dentistry of Hartford, LLC; TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; PFS Financial 1, LLC; and Propel Financial 1, LLC may have interests which will be extinguished by the sale.

206 Walnut Street (Map 221 Block 273 Lot 64) owned by Alegandrina Vasquez or her Estate and Estate of Angel Vasquez, owing \$28,993.92. American Tax Funding, LLC; Lienclear-0001, LLC; Neff Companies, LLC d/b/a REI Holdings; TLF National Tax Lien Trust 2017-1; S.A.F.E., LLC; U.S. Bank, Custodian; PFS Financial 1, LLC; Propel Financial 1, LLC; Plymouth Park Tax Services LLC d/b/a XSPAND; Anibal Loubriel; Angel L. Vasquez; the United States District Attorney; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouses and heirs of Alegandrina Vasquez and Angel Vasquez may have interests which will be extinguished by the sale.

212 Walnut Street (Map 221 Block 273 Lot 63) owned by Alegandrina Vasquez or her Estate and Estate of Angel Vasquez, owing \$137,178.29. American Tax Funding, LLC;

REOCO, LLC; Optimum Asset Management, LLC; Neff Companies, LLC d/b/a REI Holdings; TLF National Tax Lien Trust 2017-1; U.S. Bank, Custodian; PFS Financial 1, LLC; Propel Financial 1, LLC; Plymouth Park Tax Services LLC d/b/a XSPAND; Anibal Loubriel; Angel L. Vasquez; the United States District Attorney; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouses and heirs of Alejandrina Vasquez and Angel Vasquez may have interests which will be extinguished by the sale.

78 Martin Street (Volume 5988 Page 320) owned by Vernon Avenue LLC, owing \$37,369.20. U.S. Bank, Custodian; PFS Financial 1, LLC; Propel Financial 1, LLC; American Tax Funding, LLC; Optimum Asset Management, LLC; and TLF National Tax Lien Trust 2017-1 may have interests which will be extinguished by the sale.

221 Jefferson Street (“Second Piece” at Volume 5324 Page 42) owned by Shirley C. Wilkins, owing \$38,966.71. Homeowners Finance Company; U.S. Bank, Custodian; PFS Financial 1, LLC; Propel Financial 1, LLC; American Tax Funding, LLC; and TLF National Tax Lien Trust 2017-1 and Connecticut Natural Gas Corporation may have interests which will be extinguished by the sale.

1-3 Sterling Street (Volume 991 Page 416) owned by Roy Anthony Williams, owing \$27,785.60. William Kalker or his Estate; Basil Coley; U.S. Bank, Custodian; Propel Financial 1, LLC; TLF National Tax Lien Trust 2017-1; PFS Financial 1, LLC; and St. Francis Hospital & Medical Center may have interests which will be extinguished by the sale.

99 Dart Street (Volume 1836 Page 156) owned by the Estate of Charlie L. Williams, owing \$41,112.55. American Tax Funding, LLC; CT Tax Liens 3, LLC; U.S. Bank, Custodian; PFS Financial 1, LLC; Propel Financial 1, LLC; and TLF National Tax Lien Trust 2017-1; Orlando Reynold Williams; Theresa R. Williams; the Connecticut Housing Finance Authority; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouse and heirs of Charlie L. Williams may have interests which will be extinguished by the sale.

163 Palm Street (Volume 1580 Page 298) owned by Estate of Issiah Williams and Estate of Ethel M. Williams, owing \$33,819.54. Shirley Williams; Michelle Cannon; Ethel A. Williams; Janet Carty; Tyrone Williams; Grace Williams; Natalie Manning; Michelle Renee Allen; Issiah Williams, Jr.; U.S. Bank, Custodian; Propel Financial 1, LLC; PFS Financial 1, LLC; TLF National Tax Lien Trust 2017-1; the United States Internal Revenue Service; the Connecticut Department of Revenue Services; and the surviving spouses and heirs of Issiah Williams and Ethel M. Williams may have interests which will be extinguished by the sale.

The dollar amounts listed are through the end of last month. Additional taxes, interest, fees, and other charges authorized by law accruing after the last day of the month immediately preceding this notice are owed in addition to the amount indicated as due and owing in this notice.

Bidders must present \$5,000 per property in certified funds payable to “Pullman &

Comley, Trustee” on the day of the sale, and the winning bidder must pay the balance of the sale price within 5 days or forfeit that deposit. Absent a redemption, the purchaser will take title “free and clear” six months after the auction except for certain encumbrances. Details at [www.cttaxsales.com](http://www.cttaxsales.com).